

Do I need a Development Permit?

Yes, you may fill out the Development Permit Application in person at the Town office, fax or email the form to us at the addresses and number listed on the back of this pamphlet. The form can be found on the Town of Slave Lake's website at www.slavelake.ca.

Development Permits are required prior to the construction or placement of any of the following: sheds, garages, carports, decks, verandas, stairs, fences or any other freestanding structures, driveways, sidewalks, renovations, or additions, etc.

Do I need a Building Permit?

Yes, for information regarding Building Permits and other Provincial regulations, please contact an accredited permit agency.

For a list of these agencies, please contact the Planning Department.

Driveway Design, Parking Pads and Paving Requirements

- Standards for parking area, walkway and driveway design shall be approved by the Town of Slave Lake prior to commencement of construction.
- Driveways and parking pads shall be constructed of plain broom finished concrete, grey in colour.
- Front walks shall be constructed of poured concrete, grey in colour, having a minimum width of 0.76 m (30").

Contact the Planning and Development Team!

Phone

780-849-8004 or 780-849-8019

Email

planning@slavelake.ca

Address

10 Main Street SW, Slave Lake, AB

Website

www.slavelake.ca



This pamphlet should not be interpreted as exhibiting the exact guidelines of the Land Use Bylaw #22-2007 or the Fournier Place Design Guidelines. For complete bylaw and guideline information, please contact the Planning and Development Department.



Town of
SLAVE LAKE

10 Main Street SW | PO Box 1030 | Slave Lake, AB | T0G 2A0



Planning and Development

Fournier Place Standards



Town of
SLAVE LAKE

Working together, building a better community



Landscaping

- Sod shall be laid over a minimum of 10 cm (4") of topsoil.
- One tree, of a variety approved by the Town, shall be planted in the front yard in a location determined by the Town. Deciduous trees shall be a minimum 5 cm (2") caliper as measured 50 cm (20") above grade. Coniferous trees shall be a minimum 2.0 m (6.5') in height as measured from 10 cm (4") above the root ball.
- In place of a tree, a shrub bed may be planted, subject to approval by the Town. A minimum of 3 shrubs shall be planted in a prepared shrub bed. Coniferous shrubs shall have a minimum spread of 60 cm (24").
- Deciduous shrubs shall have a minimum height of 51 cm (20"). All shrub beds shall contain landscape fabric to minimize weed growth and shall be finished or covered with a minimum of 5 cm (2") of landscape mulch.
- Required front yard trees shall be ornamental varieties such as crabapple, ornamental plum, or apple trees.
- Front yards shall not be hard-surfaced except for the front walk. Limited areas of decorative gravel are permitted, but shall incorporate plantings so as not to simply be an expanse of gravel.

Colours

- When submitting a development permit application, a builder or lot owner shall include the proposed colour scheme.
- In reviewing a development permit application, the Town shall consider the colour scheme as it complements that of other lots in Fournier Place.
- Homes with identical front elevations which are located on the same block face shall not use the same colour scheme.
- Trim, storm/screen door, and shutter colors shall complement the siding color. Tone-on-tone selections are recommended.

Garages, Carports, & Storage Sheds

- The exteriors of garages, carports and storage sheds shall have the same finishing as that of the dwelling, including but not limited to the make and color of the roofing material, the predominant cladding material, fascia, trim, etc.
- The roof pitch shall be compatible with the pitch of the roof of the dwelling.
- Frame and fabric structures and quonsets shall not be permitted in Fournier Place.
- Storage sheds shall be constructed of materials which match the dwelling and shall be no larger than 3.0 m by 3.0 m (10 ft. by 10 ft.) with a maximum sidewall height of 2.0 m (6.5 ft.). **Storage sheds will only be approved for parcels that do not exceed 35% parcel coverage including the shed.**
- Construction of all garages, carports, and accessory buildings shall be to a professional standard as determined by the Town in its sole opinion.

Architectural Detailing

- Dwellings with identical front elevations shall not be located within three lots of each other.
- The predominant cladding on all homes shall be vinyl siding, fiber cement, or hardboard composite wood siding.
- The balance of the elevation should contain architectural features which complement the siding. Verandas, bay or boxed windows, columns, window and door details, and gable treatments are all suggested good examples of such features.
- Dwellings on corner lots have greater public visibility because their exposure to the flanking roadway creates a secondary front elevation. For a successful dwelling design on these lots, the appropriate front elevation guidelines shall continue onto the flanking side and be phased out in an appropriate manner.
- Dwellings shall have an outdoor light fixture at all regularly used exterior entrances. Such fixtures shall be of full cut-off design or recessed into the soffit of the roof.
- All roofs shall be constructed with asphalt shingles only.
- All roofs shall be a minimum 3.5:12 pitch on 7.9 m (26 ft.) wide units located in the R1D District and a minimum 5:12 pitch on 6.0 m (20') units.
- Eave dimensions are to be compatible with the style of the home. Roof eaves (overhangs) shall project a minimum of 0.3 m (12") away from the walls of the house except for over bay windows on the sides and rear of the home, which may have a minimum overhang of 0.15 m (6").

